

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>KINGSFORD HOUSING COMMISSION</u> PHA Code: <u>MI091</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>69</u> Number of HCV units: <u>0</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Kingsford Housing Commission is to provide and maintain safe, affordable, quality housing in a cost effective manner to extremely low, very low, and low income people. By working with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PHA Goal: Improve the quality of assisted housing. Objective: * Renovate or modernize our public housing units. PHA Goal: Provide an improved living environment. Objectives: <ul style="list-style-type: none"> Conduct monthly fire alarm testing and monthly checks of the fire extinguishers in the Kingswood apartment building together with testing of the emergency call system once every three months. In both the Kingswood apartments and the family apartments, smoke detectors are tested during unit inspections and unit turnovers. Many of our apartments also have methane detectors. We have an entry telephone system and a security camera with a tape system at the front entrance of the Kingswood apartment building. The entry doors are locked through the night. If someone comes to visit a Resident after the building is locked, they can call the Resident's apartment from the entry phone. The Resident can view this area on their television. If the Resident is sure who the person is and wants to let them into the building, they can unlock the entry door from their apartment by dialing a certain number on their telephone. The telephone system has an emergency code set so if emergency personnel need to enter the building when locked, they enter the code into the telephone and the door lock releases. Aggressively screen applicants prior to admission to avoid offering housing to people with a criminal background. PHA Goal: Promote self-sufficiency and asset development of assisted households. Objectives: <ul style="list-style-type: none"> Encourage non-working families to seek employment by posting the classified job ads on the office bulletin board, by talking with them, and to encourage families to further their education. Work with local supportive service agencies such as UPCAP, home health care agencies, senior citizen centers, etc. to increase independence for the elderly or disabled families. PHA Goal: Ensure equal opportunity and affirmatively further fair housing. Objectives: <ul style="list-style-type: none"> Offer housing to all people regardless of race, color, religion, national origin, sex, familial status and disability. Provide a suitable living environment for all of our Residents regardless of race, color, religion, national origin, sex familial status, and disability. Offer accessible housing to people with disabilities. We have two 1-bedroom and one 2-bedroom wheelchair accessible apartments. We plan to renovate two 1-bedroom apartments for wheelchair accessibility early in 2010. We also make every reasonable accommodation as feasible for people with disabilities. Progress in meeting the goals and objectives: Kingsford Housing Commission will continue to: utilize capital funds to renovate and modernize our public housing apartments, common areas, property and grounds; we will continue to test the fire alarms, emergency call systems, fire extinguishers, smoke alarms, etc. for the safety of our Residents; we will continue to provide the telephone entry system, security camera, and automatically lock the entry doors at night for the security of the Residents living in Kingswood apartment building; we will continue to screen all applicants; we will continue to encourage non-working families to seek employment or further their education; will continue to work with local supportive services agencies such as UPCAP, home health care agencies, senior citizen centers, etc.; we will continue to offer housing in a non-discriminating manner; we will continue to offer accessible apartments; and, we will renovate two additional 1-bedroom apartments with funds from the Capital Fund Program 2009.					

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures: This element has not changed since the last submission. 2. Financial Resources: <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Sources Estimated Amounts to be Received</u></th><th style="text-align: right;"><u>Planned</u></th></tr> </thead> <tbody> <tr> <td>Federal Grants (FY 2010)</td><td></td></tr> <tr> <td> Public Housing Operating Fund</td><td style="text-align: right;">\$123,310</td></tr> <tr> <td> Public Housing Capital Fund</td><td style="text-align: right;">\$ 96,885</td></tr> <tr> <td>Prior Year Federal Grants (unobligated funds only)</td><td style="text-align: right;">0</td></tr> <tr> <td>Public Housing Dwelling Rental Income</td><td style="text-align: right;">\$168,531</td></tr> <tr> <td>Other Income (list below)</td><td></td></tr> <tr> <td> Interest</td><td style="text-align: right;">\$ 4,413</td></tr> <tr> <td> Laundry</td><td style="text-align: right;">\$ 3,261</td></tr> <tr> <td style="text-align: center;">TOTAL RESOURCES</td><td style="text-align: right;">\$396,400</td></tr> </tbody> </table> 3. Rent Determination: This element has not changed since the last submission. 4. Operation and Management: The only change was to the Procurement Policy for the American Recover and Reinvestment Act (ARRA). 5. Grievance procedures: This element has not changed since the last submission. 6. Designated Housing for Elderly and Disabled Families: This element has not changed since the last submission. 7. Community Service and Self-Sufficiency: This element has not changed since the last submission. 8. Safety and Crime Prevention: This element has not changed since the last submission. 9. Pet: The Pet Policy has been changed since the last submission as follows: to clarify the forms of documentation needed to approve an exemption to the Pet Policy; and, due to health concerns from a current Resident, one duplex has been designated as "animal-free". 10. Civil Right Certification: Our program has been examined and we do not find any impediments to fair housing. 11. Fiscal Year Audit: Our most recent audit had no findings. 12. Asset Management: We were approved for stop loss and carry out asset management functions accordingly; we do no plan any change in inventory; we recently had a Physical Needs Assessment completed and have made plans for long term operating, capital investment, rehabilitation, and modernization. 13. Violence Against Women Act (VAWA): This element has not changed since the last submission. The Violence Against Women Act has been made part of Kingsford Housing Commission's Admission and Continued Occupancy Policy and the Dwelling Lease Agreement. At that time, all current Residents were given information on this Act together with a brochure titled VIOLENCE AGAINST WOMEN IN FEDERALLY FUNDED ASSISTED RENTAL HOUSING. When reviewing policies at move-in time, this Act is discussed with new Residents. A copy of this brochure is posted on the office bulletin board and copies are available upon request. Our Tenant Handbook lists telephone numbers of agencies available to help anyone in a domestic violent situation. <p>OTHER: RESIDENT ADVISORY BOARD COMMENTS: The Resident Advisory Board met on September 24, 2009 to review a draft 5-Year Plan 2010 – 2014 and a draft Annual Plan 2010. No comments were received. DECLARATION OF TURST: Kingsford Housing Commission is in compliance with the Declaration of Trust requirements.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the 5-year and Annual PHA Plan may be obtained from the Kingsford Housing Commission's office located at 1025 Woodward Ave., Kingsford, MI 49802</p>	<u>Sources Estimated Amounts to be Received</u>	<u>Planned</u>	Federal Grants (FY 2010)		Public Housing Operating Fund	\$123,310	Public Housing Capital Fund	\$ 96,885	Prior Year Federal Grants (unobligated funds only)	0	Public Housing Dwelling Rental Income	\$168,531	Other Income (list below)		Interest	\$ 4,413	Laundry	\$ 3,261	TOTAL RESOURCES	\$396,400
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A</p>																				
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																				
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment #1 which includes: <i>CFP 2010 (new – initial budget), CFP 2008 (open – Performance and Evaluation Report for 11/30/09), ARRA 2009 (open – Performance and Evaluation Report for 11/30/09), and, CFP 2009 (open – Performance and Evaluation Report for 11/30/09).</i></p>																				

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment #2
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Our current waiting list is very small and consists of the following applicants: 1-bedroom waiting list – 1 very low income and 8 extremely low income. 2-bedroom waiting list – 1 very low income and 1 extremely low income. 3-bedroom waiting list – 6 extremely low income. 4-bedroom waiting list– 0 applicants on waiting list. When someone calls for housing, they usually need something immediately. Recently there have been many apartment ads listed in our local newspaper, however, most of them are not subsidized units. Construction of an apartment building is being planned in the City of Iron Mountain for lower income people, however, we have not heard of any finalized plans yet.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Kingsford Housing will continue to renovate or modernize our public housing units including the renovation of two 1-bedroom units for wheelchair accessibility. When we have an available unit and no applicants, we run an ad in the local newspaper. Many local agencies who have clients in need of housing refer them to us.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Kingsford Housing Commission will continue to utilize capital funds to renovate and modernize our public housing apartments, common areas, property and grounds; we will continue to test the fire alarms, emergency call systems, fire extinguishers, smoke alarms, etc. for the safety of our Residents; we will continue to provide the telephone entry system, security camera, and automatically lock the entry doors at night for the security of the Residents living in Kingswood apartment building; we will continue to screen all applicants; we will continue to encourage non-working families to seek employment or further their education; will continue to work with local supportive services agencies such as UPCAP, home health care agencies, senior citizen centers, etc.; we will continue to offer housing in a non-discriminating manner; we will continue to offer accessible apartments; and, we will renovate two additional 1-bedroom apartments with funds from the Capital Fund Program 2009. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The Kingsford Housing Commission defines "significant amendment or modification" as those things that make discretionary changes in the plans or policies of the housing commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. The Kingsford Housing Commission defines "substantial deviation" as those things that make discretionary changes in the plans or policies of the housing commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Annual Statement of Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OAHB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No.		FFY of Grant Approval	
PIHA Name:		KINGSFORD HOUSING COMMISSION		Date of LRP:		FFY of Grant Approval:	
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (previous OR) <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Original		Revised ²		Total Annual Cost ¹	
Line							
1	Total non-CFY units						
2	CFY Operations (may not exceed 2% of line 20)						
3	CFY Management Improvements						
4	CFY Administration Policy and Manual (10% of line 21)						
5	CFY Audit						
6	CFY Capitalized Finances						
7	CFY Fixed and Cash						
8	CFY Non-Debt Acquisition						
9	CFY Subsidy in arrears						
10	CFY Low-Income Structures						
11	CFY Low-Income Equipment - Nonexpendable						
12	CFY Non-Debt Acquisition						
13	CFY Moving in Week Dimes Station						
14	CFY Relocation Costs						
15	CFY Development Activities						
16	CFY Capitalization or Debt Service paid by the PIHA						
17	CFY Capitalization or Debt Service paid by the PIHA						
18	CFY Capitalization or Debt Service paid by the PIHA						
19	CFY Capitalization or Debt Service paid by the PIHA						
20	Amount of Annual Grant (Sum of Line 2 - 19)						
21	Amount of Line 20 Related to LRP Activities						
22	Amount of Line 20 Related to Section 804 Activities						
23	Amount of Line 20 Related to Section 804 - 50th Cost						
24	Amount of Line 20 Related to Section 804 - Total Cost						
25	Amount of Line 20 Related to Section 804 - Construction Measure						

¹ To be completed by the Performance and Evaluation Report.
² To be completed by the Performance and Evaluation Report.
³ PIHA's were under 20% in nonpayment only for 10% of CFY from a 20% reduction.
⁴ RHP funds shall be used for 10%.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program - Grant No. M34008700110 Replacement Housing Factor Grant No.		City of Grants 2010
PJIA Name KINGSFORD HOUSING COMMISSION		Date of CFPP:		City of Grant Approval
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Request for Period Ending <input type="checkbox"/> Revised Annual Statement (revision 1001) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Expended
Signature of Executive Director <i>Cynthia M. Carlson</i>		Original Date 12/16/2009	Obligated	Total Actual Cost
		Signature of Public Housing Director		
		Date		

Annual Statement Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Planning Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part B: Supporting Pages									
PHA Name: KINGSFORD HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P09150110		CFPP (Yes/No)		Fiscal Year of Grant: 2010		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated *	Funds Expended *		
MI-091-1	Hire Architect	1430	1	\$ 7,450					
MI-091-1	Environmental Review	1430	1	\$ 350					
MI-091-1	Advertis for Bids	1430	2	\$ 700					
MI-091-1	Deepen window wells with stone to footings - 1	1450	28	\$ 8,500					
MI-091-1	Replace outside GFI outlets - 1	1450	28	\$ 4,200					
MI-091-1	Paint exterior concrete wall & canopy surfaces - old bid	1450	1	\$ 5,000					
MI-091-1	Install wall mounted air conditioner sleeves in apts - old bid	1460	40	\$ 40,000					
MI-091-1	Remodel Community Room - old bid	1460	1	\$ 7,500					
MI-091-1	Paint common areas & elevator floors and frames - old bid	1460	1	\$ 5,000					

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

^ To be completed for the Performance and Evaluation Report.

Annual Statement Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grand Type and Number Capital Fund Program Group No. 4083P001EC CB Replacement Housing Factor Grant No.		FFY of Grant: 2008
FSLA Name: KINGSFORD HOUSING COMMISSION		Date of CFP: _____		FFY of Grant Approval: 2008
Type of Grant: <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09				
Line	Summary by Disbursement Account	Total Estimated Cost	Revised:	Original
Signature of Executive Director <i>Lyndell M. Lukan</i>		Signature of Public Housing Director		Date 12/18/2009
		Obligation		Expended
		Total Actual Cost		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: KINGSFORD HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: M133109150108		CFEP (Year No)		Federal FY of Grant: 2008		Status of Work	
Development Number Name: PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
MI-091-1	Hire Architect	1430	1	\$ 7,500		\$ 7,904.87	\$ 8,069.67		
MI-091-1	Environmental Review	1430	1	\$ 350		\$ 350.00	\$ 350.00		
MI-091-1	Advertise for Bids	1430	2	\$ 1,200		\$ 711.90	\$ 711.90		
MI-091-1	Repair sidewalks/outlets - family apts. in family apts.	1450	5	\$ 17,542		\$ 17,542.00	\$ 17,542.00		
MI-091-1	Add concrete to storm drain - eld. bld.	1450	1	\$ 1,500		\$ 1,500.00	\$ 1,500.00		
MI-091-1	Purchase lights for apts., tub room & partial comm. room - eld. bld.	1460	127	\$ 5,325		\$ 5,374.97	\$ 5,324.97		
MI-091-1	Install lights in eld. bld.	1480	127	\$ 11,075		\$ 11,077.48	\$ 11,077.48		
MI-091-1	Replace lights - family apts.	1460	26	\$ 2,697		\$ 2,696.50	\$ 2,696.50		
MI-091-1	Replace vanities - family apts.	1460	11	\$ 5,500					
MI-091-1	Replace interior doors - family apts.	1460	12 apts.	\$ 10,161					
MI-091-1	Purchase lockers - family apts.	1460	3	\$ 307		\$ 306.83	\$ 306.83		

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary			
PRFA Name: KINGSFORD HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: M33200151008 Date of CFFP:	Replaces Housing Grant No: FY of Grant: 2009 FY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09		<input type="checkbox"/> Revised Annual Statement (revise as:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost
1	Total non-CFFP Funds	Original	Revised
2	1406 Operations (page not exist 20% of line 21)		
3	1403 Management Improvements		
4	1410 Administration (may not exceed 10% of line 2.)		
5	411 Audit		
6	2415 Leased/Used Dwellings	\$ 10,710	\$ 9,876.40
7	430 Fares and Costs		\$ 9,412.45
8	430 Site Acquisition		
9	2500 Site Improvement		
10	2402 Dwelling Structures	\$ 17,522	\$ 15,352.00
11	1405 : Dwelling Structures—Non-spendable		
12	1470 Non-dwelling Structures		
13	1471 Non-dwelling Structures		
14	1481 Demolition		
15	1492 Moving to Work Demonstration		
16	1405.1 Recreation Costs		
17	1495 Development Activities		
18	1500 Capitalization of Debt Service paid by the PHA		
19	9300 Cultural Activities or Debt Service paid by Systems of Dist.		
20	1502 Contingency (may not exceed 4% of line 20)		
21	Amount of Annual Grant (from line 2 = 13)	\$ 123,022	\$ 116,174.48
22	Amount of line 20 Reduced to Section 504 Activities		
23	Amount of line 20 Reduced to Security Self Costs		
24	Amount of line 20 Reduced to Security Fund Costs		
25	Amount of line 20 Reduced to Security Administration Expenses		

1. To be completed for the Performance and Evaluation Report.
2. To be completed for the Performance and Evaluation Report, or a Box on Annual Statement.
3. PHAs with under 250 units in many grant may use 1495 or CFFP grants for operations.
4. RHT funds shall be included here.

Annual Statement of Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Reimbursement Housing Factors and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary	
PHA Name: KINGSTON HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No. MCY5A0150109 Reimbursement Housing Factors Grant No. Date of LHP 11/30/09
Type of Grant: <input type="checkbox"/> Original Account Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 11/30/09 <input type="checkbox"/> Revised Annual Statement (Review for: <input type="checkbox"/> Final Performance and Evaluation Report	
Title: Summary of Development Account Signature of Executive Director <i>Lydia M. Carlson</i>	Original Date: 12/16/2009 Signature of Public Housing Director Date
Total Estimated Cost Revised: 11/30/09 Obligated: 11/30/09 Expended: 11/30/09	Total Actual Cost: 11/30/09 Expended: 11/30/09

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

1. To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
2. To be completed for the Performance and Evaluation Report.

Annual Statement of Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Fund and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMIA No. 2579-0226
Expires 4/30/2011

Part 1: Summary		Grant Type and Number	Replacement Housing Fund Grant No.	Level of Grant Approval
PHFA Name:		Capital Fund Program Grant No.	Level of Grant Approval	Level of Grant Approval
KINGSTON HOUSING COMMISSION		Date of CERP		
Type of Grant				
<input type="checkbox"/> Reversion for Disposition Properties				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				
Line	Summary by Development Activity	Original	Revised	Total Actual Cost
1	Total net CERP Funds			
2	400 Acquisition (2005-2006) 20% of line 211			
3	408 Managerial Improvements			
4	410 Administration (2005-2006) 10% of line 311			
5	411 Audit			
6	413 Leased Properties			
7	430 First and Second	\$ 8,500	\$ 5,657.80	\$ 72.60
8	430 Site Acquisition			
9	450 Site Improvement			
10	460 Dwelling Structures	\$ 88,985		
11	461 Dwelling Structures - Nonresidential			
12	470 Non-dwelling Structures			
13	475 Non-dwelling Equipment			
14	485 Demolition			
15	492 Move up to Work Demonstration			
16	493 Relocation Costs			
17	499 Development Activities			
18	501 Utilization of Data Services paid by the PHA			
19	505 Utilization of Data Services paid via System of Direct Payment			
20	502 Unemployment (2005-2006) 10% of line 201			
21	Amount of Annual Grant - 2005	\$ 88,985	\$ 5,657.80	\$ 72.60
22	Amount of line 20 Related to 2005 Activities			
23	Amount of line 20 Related to Security Staff Costs			
24	Amount of line 20 Related to Security - Head Cash			
25	Amount of line 20 Related to Energy Conservation Measures			

To be completed for the Performance and Evaluation Report
To be completed for the Performance and Evaluation Report or a Revised Annual Statement
Funds with under 25% must not be included here
Funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part E: Summary			
PIHA Name: KINGSFORD HOUSING COMMISSION		Grant Type and Number: Capital Fund Program Grant No. 4133-05100109 Replacement Housing Factor Grant No.	FY of Grant: 2009 FY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 11/30/09			
<input type="checkbox"/> Reserve for Discretionary <input type="checkbox"/> Revised Annual Statement (revision not) <input type="checkbox"/> Initial Performance and Evaluation Report			
Type of Grant	Summary by Development Agent	Total Estimated Cost	Total Actual Cost
	Original	Revised	Obligated
			Expended
Signature of Executive Director <i>Lyndee M. Carlson</i>		Date 12/6/09	
Signature of Public Housing Director		Date	

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2013

Part II: Supporting Pages

PHA Name: KINGSFORD HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: M133P08160109		CI-FP (Yes/No)		NO		Federal FY of Grants 2009					
Development Number Name: PLA-While Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	

Capital Fund Program— Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary				
PHA Name: South KINGSFORD HOUSING COMMISSION, MI091		Locality (City/County & State): Kingsford, DeKalbas County, Michigan		Revision No:
A.	Development Activity and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013
		Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013
B.	Physical Improvements Streets.	\$ 84,500	\$ 83,500	\$ 84,500
C.	Management Improvements			
D.	PHA-Wide Non-crowling Structure and Equipment	\$ 8,500	\$ 8,500	\$ 8,500
E.	Administration			
F.	Other			
G.	Operations			
H.	Development			
I.	Capital Fund Financing - Debt Service			
J.	Development			
K.	Capital Fund Financing - Debt Service	\$ 92,000	\$ 92,000	\$ 92,000
L.	Total Non-CPF Funds			
M.	Grand Total	\$ 92,000	\$ 92,000	\$ 92,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Developmental Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Developmental Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Appendix	M1091-1, 1430, Hire Architect	1	\$ 7,150	M1091-1, 1430, Hire Architect	1	\$ 7,450
See Appendix	M1091-1, 1430, Advertise for Bids	2	\$ 700	M1091-1, 1430, Advertise for Bids	2	\$ 700
See Appendix	M1091-1, 1430, Environmental Review	1	\$ 350	M1091-1, 1430, Environmental Review	1	\$ 350
See Appendix	M1091-1, 1460, replaceancel/spray to kitchen faucets-eld. bid	41	\$ 5,540	M1091-1, 1450, Repair foundations - f	14	\$ 3,000
See Appendix	M1091-1, 1460, replace vinyl stringers - old bid	2	\$ 1,000	M1091-1, 1450, add backst joint on ceiling - f	14	\$ 2,000
See Appendix	M1091-1, 1460, paint occupied apts. - old bid	5	\$ 2,000	M1091-1, 1460, install carbon monoxide detectors - f	28	\$ 5,000
See Appendix	M1091-1, 1460, replace mopcs - f	28	\$ 11,500	M1091-1, 1460, paint occupied apts. - old bid	5	\$ 2,250
See Appendix	M1091-1, 1460, replace furnace filters - f	8	\$ 2,000	M1091-1, 1460, replace kitchen sinks/faucets - f	28	\$ 8,000
See Appendix	M1091-1, 1460, replace flooring tile with VCT - f	28	\$ 62,550	M1091-1, 1460, paint basement walls	18	\$ 5,950
See Appendix				M1091-1, 1460, 4-bedroom upstairs bathrooms - check ductwork & acat around fans - f	60	\$ 2,000
See Appendix				M1091-1, 1460, convert kitchen into handicap bathroom - old bid	1	\$ 3,500

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2008

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY		Work Statement for Year 2 FFY 2013		Work Statement for Year 3 FFY 2014		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
None	M1091-1, 1430, Fire Architect	1	\$ 7,450	M1091-1, 1430, Fire Architect	1	\$ 7,450
	M1091-1, 1430, Advertise for Bids	2	\$ 700	M1091-1, 1430, Advertise for Bids	2	\$ 700
	M1091-1, 1430, Environmental Review	1	\$ 350	M1091-1, 1430, Environmental Review	1	\$ 350
	M1091-1, 1450, replace storage sheds	18	\$ 27,000	M1091-1, 1460, replace for 1450- old bld.	2	\$ 67,000
	M1091-1, 1460, change door hardware from knobs to lever style - old bld.	80	\$ 14,750	M1091-1, 1460, replace water heaters	2	\$ 7,000
None	M1091-1, 1475, replace tractor	1	\$ 8,000	M1091-1, 1475, replace equipment	2	\$ 9,500
	M1091-1, 1475, replace truck	1	\$ 3,840	M1091-1, 1460, remove asbestos floor tile, replace with VCT tile & carpeting in apts., storage, tub, comm. room kitchen, & laundry rooms - old bld.	30 apts. & 4 other rooms	
	M1091-1, 1460, replace outlets & light switches - old bld & f	40 apts. & common areas		M1091-1, 1460, varnish steps & handrails, repair as needed, replace stair treads - family apts.	13	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expenses 4/30/2011

MF-091-1, 1450, replace bathroom vanities - old bid	4	MF-091-1, 1450, replace shower bends with water economizer old bid	41
MF-091-1, 1450, replace Three bedroom heat fans old bid	16	MF-091-1, 1450, install larger electrical panel - old bid	1
MF-091-1, 1450, replace closed bi-fold doors	28 units		
Subtotal of Estimated Cost		Subtotal of Estimated Cost	
		\$ 92,000	
		\$ 92,000	

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U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT